

EAST ROSEDALE STREET IMPROVEMENTS
PARCEL No. 75
R.O.W. CSJ: 0902-48-453
4708 EAST ROSEDALE STREET
LOT 5, BLOCK 5, EAST ROSEDALE HEIGHTS
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

BEING a 868 square foot tract of land situated in the G. Coonrod Survey, Abstract No. 291, City of Fort Worth, Tarrant County, Texas and being a portion of that certain tract of land as conveyed to Terrance Montgomery, by Deed, filed August 7, 2012, and recorded in Document No. D212192394 of the Deed Records of Tarrant County, Texas, being a portion of Lot 5, Block 5 of East Rosedale Heights, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Volume 388-F, Page 149 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail with shiner set for corner in the east line of said Lot 5 and in the east line of said Montgomery tract and marking the intersection of the existing west right-of-way line of Amanda Street (called 50 foot right-of-way) and the proposed south right-of-way line of East Rosedale Street;

THENCE South $89^{\circ}34'43''$ West, along the proposed south right-of-way line of East Rosedale Street, for a distance of 74.60 feet to a PK nail with shiner set for corner in the east line of a tract of land conveyed to Tai Duy Ly by deed recorded in Volume 11782, Page 853 of the Deed Records of Tarrant County, Texas, in the east line of Lot 6, Block 5 of said East Rosedale Heights, in the west line of said Lot 5 and in the west line of said Montgomery tract;

THENCE North $00^{\circ}22'16''$ West, along the east line of said Lot 6, the east line of said Ly tract, the west line of said Lot 5 and the west line of said Montgomery tract, for a distance of 11.67 feet to a point for corner in the existing south right-of-way line of East Rosedale Street and marking the northeast corner of said Lot 6, the northeast corner of said Ly tract, the northwest corner of said Lot 5 and the northwest corner of said Montgomery tract;

THENCE North $89^{\circ}37'44''$ East, along said existing south right-of-way line of East Rosedale Street, the north line of said Lot 5 and the north line of said Montgomery tract, for a distance of 74.60 feet to a point for corner marking the northeast corner of said Lot 5, the northeast corner of said Montgomery tract and the intersection of the existing south right-of-way line of East Rosedale Street and the existing west right-of-way line of Amanda Street;

THENCE South $00^{\circ}22'16''$ East, along the east line of said Lot 5, the east line of said Montgomery tract and the existing east right-of-way line of Amanda Street, for a distance of 11.60 feet to the POINT OF BEGINNING and containing 868 square feet or 0.0199 acres of land, more or less.

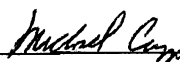
Basis of Bearings is Texas State Plane Coordinate System, NAD 83(2011), North Central Zone (4202).

Note: A plat of even survey date herewith accompanies this description.

EAST ROSEDALE STREET IMPROVEMENTS
PARCEL No. 75
R.O.W. CSJ: 0902-48-453
4708 EAST ROSEDALE STREET
LOT 5, BLOCK 5, EAST ROSEDALE HEIGHTS
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

I, Michael Cuzzo, a Registered Professional Land Surveyor, in the State of Texas, Hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.



Michael Cuzzo, R.P.L.S.
Texas Registration No. 5693

05/14/14

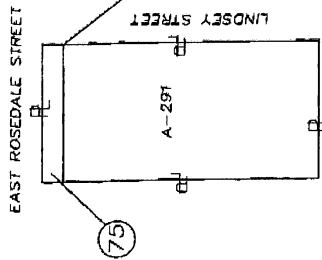
ARS Engineers, Inc.
12801 N. Central Expressway
Suite 1250
Dallas, Texas 75243
Ph. 214-739-3152



Exhibit "B"
Page 1 of 1

G. COONROD SURVEY
ABSTRACT NO. 291

CITY OF
FORT WORTH



LINE	BEARING	DISTANCE
L1	S 89°34'43" W	74.60'
L2	N 00°22'16" W	11.67'
L3	N 89°37'44" E	74.60'
L4	S 00°22'16" E	11.60'



P.O.B.

SET PK W/SHINER
STA. 47+16.85
OFFSET 50.00' (R)
N = 6952020.028
E = 2352282.887

45+00

46+00

47+00

EAST ROSEDALE STREET
(called VARIABLE ROW)

868 SQ.FT.

L3 Ex. ROW

EDGEWOOD TERRICE
(called 60' ROW)

Lots 6, 7, 8, 9, 10, 11, and 12 Block 5
East Rosedale Heights
V. 388-F, P. 149
P.R.T.C.T.

SET PK W/SHINER
STA. 46+42.26
OFFSET 50.00' (R)
N = 6952019.479
E = 2352208.289

Lot 5 Block 5
East Rosedale Heights
V. 388-F, P. 149
P.R.T.C.T.

Terrence Montgomery
Instr. No. D212192394
D.R.T.C.T.

LINSEY STREET
(called 50' ROW)

Lot 3 Block 6
East Rosedale Heights
V. 388-F, P. 149
P.R.T.C.T.
Jorge Anthony Ramirez
Instr. No. D207271029
D.R.T.C.T.

30' Texas Midstream Easement

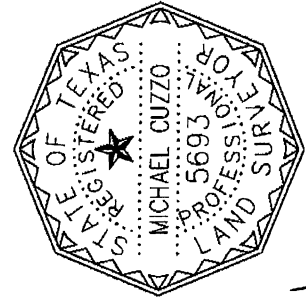
1 1/2" irf

EXISTING ROADWAY INTERVAL
BOUNDARY LINE
EXISTING R.O.W. LINE
PROPOSED R.O.W. LINE
PROPERTY LINE
SURVEY LINE

● = 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "A.R.S." SET
AD = CAPPED IRON ROD SET
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NAD83,
NORTH CENTRAL ZONE (+202).

ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE
CONVERTED TO GRID BY DIVIDING BY TMDOT COMBINED SCALE FACTOR OF
1.00012.

A PLAT OF A SURVEY OF
PARCEL 75
FOR EAST ROSEDALE STREET
RIGHT OF WAY CSJ 0902-48-453
A 868 SQ.FT. [0.0199 AC.]
TRACT OF LAND IN THE
G. COONROD SURVEY
ABSTRACT NUMBER 291
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
MAY 14, 2014



Michael Cuzzo
MICHAEL CUZZO, RPLS. No. 5693 05/14/14

Lot: 75 , Block: S, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station	Offset
1278			6952020.028	2352282.887	4716.86	50.00
	S 89°34'43" W	74.60				
1273			6952019.479	2352208.289	4642.26	50.00
	N 00°22'16" W	11.67				
1277			6952031.147	2352208.214	4642.27	38.33
	N 89°37'44" E	74.60				
1279			6952031.630	2352282.812	4716.87	38.40
	S 00°22'16" E	11.60				
1278			6952020.028	2352282.887	4716.86	50.00

Closure Error Distance> 0.0000

Total Distance> 172.47

Area: 868 Sq. Feet, 0.0199 Acres